

114.0

0002

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,238,500 / 1,238,500
USE VALUE: 1,238,500 / 1,238,500
ASSESSED: 1,238,500 / 1,238,500
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECK WILLIAM R JR &
Owner 2:	CHANG YU-HUI
Owner 3:	

Street 1: 207 MOUNTAIN AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: 207 MOUNTAIN AVENUE LLC -

Owner 2: -

Street 1: 216 BROADWAY

Twn/City: CAMBRIDGE

St/Prov: MA Cntry:

Postal: 02139

NARRATIVE DESCRIPTION

This parcel contains 8,978 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 3304 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8978		Sq. Ft.	Site		0	70.	0.77	5									482,538						482,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							72913
Entered Lot Size							GIS Ref
Total Land:							GIS Ref
Land Unit Type:							Insp Date
05/25/16							

PREVIOUS ASSESSMENT										Parcel ID	114.0-0002-0003.0			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	101	FV	751,500	4600	8,978.	482,500	1,238,600	1,238,600	Year End Roll	12/18/2019				
2019	101	FV	575,500	4600	8,978.	489,400	1,069,500	1,069,500	Year End Roll	1/3/2019				
2018	101	FV	575,500	4600	8,978.	365,400	945,500	945,500	Year End Roll	12/20/2017				
2017	101	FV	575,500	4600	8,978.	330,900	911,000	911,000	Year End Roll	1/3/2017				
2016	101	FV	202,500	4600	8,978.	317,100	524,200	524,200	Year End	1/4/2016				
2015	101	FV	197,400	4600	8,978.	268,800	470,800	470,800	Year End Roll	12/11/2014				
2014	101	FV	197,400	4600	8,978.	255,100	457,100	457,100	Year End Roll	12/16/2013				
2013	101	FV	197,400	4600	8,978.	242,600	444,600	444,600		12/13/2012				

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
207 MOUNTAIN AV	67678-343		7/25/2016		1,075,000	No	No		
HAWKINS JOHN A,	66030-208		9/3/2015	Change>Sale	490,000	No	No		
	14777-555		11/1/1982		99,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/25/2015	1427	Addition	200,000	9/25/2016				Build 2 car garage	5/25/2016	Permit Visit	PT	Paul T
									5/25/2016	Measured	PT	Paul T
									12/17/2008	Meas/Inspect	189	PATRIOT
									3/28/2000	Inspected	263	PATRIOT
									2/7/2000	Measured	197	PATRIOT
									8/30/1993		TH	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

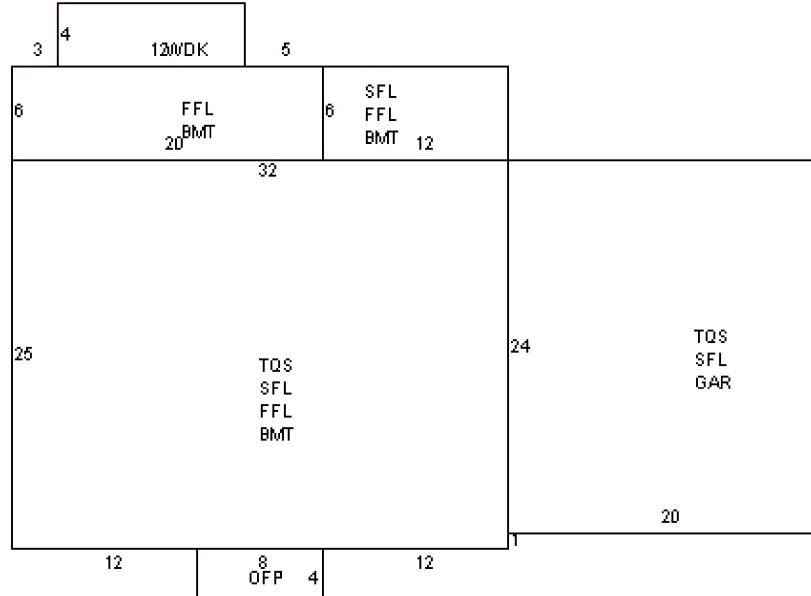
Type:	6 - Colonial	
Sty Ht:	2T - 2 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	3	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

OF=TOILET & SINK IN BMT.

SKETCH**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1926
Eff Yr Blt:	2015
Alt LUC:	
Alt %:	
Jurisdct:	G17
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	9	5	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	9	5	

RES BREAKDOWN

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,352	119.750	161,906
BMT	Basement	992	35.930	35,638
FFL	First Floor	992	119.750	118,795
TQS	3/4 Story	960	119.750	114,963
GAR	Garage	480	20.000	9,602
WDK	Deck	48	15.840	760
OPF	Open Porch	32	43.560	1,394
	Net Sketched Area:	4,856	Total:	443,058
Size Ad	3304	Gross Are	5176	FinArea
	3304			

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,352	119.750	161,906						
BMT	Basement	992	35.930	35,638						
FFL	First Floor	992	119.750	118,795						
TQS	3/4 Story	960	119.750	114,963						
GAR	Garage	480	20.000	9,602						
WDK	Deck	48	15.840	760						
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	Net Sketched Area:	4,856	Total:	443,058						
Size Ad	3304	Gross Are	5176	FinArea	3304					

IMAGE

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	101			4,600			4,600

More: N

Total Yard Items:

4,600

Total Special Features:

Total:

4,600